



- CATALYTIC PROJECTS**
- 1. County and School Board Offices
 - 2. Historic/Cultural Center Greenspace Expansion
 - 3. Ashley Pond Park Expansion
 - 4. Performing Arts Center (alternate locations)
 - 5. Redeveloped Los Alamos Square
 - 6. Park Once Garage
 - 7. Medium Box Retail Store with Park Once Garage
 - 8. Canyon Rim Park
 - 9. South Rim Office Campus
 - 10. South Rim Courtyard Housing

D . I M P L E M E N T A T I O N

THERE ARE FIVE PRIMARY SEQUENTIAL PROCESSES INVOLVED IN IMPLEMENTING THIS Master Plan. They are, in order of importance:

1 : SECURE EMPLOYMENT BASE AND CONSOLIDATE CIVIC USES

Present the Trinity Site Office Campus to LANL and establish a commitment for employment in the Downtown. Move Federal, State, County and school offices to the Ashley Pond Civic area. This will bring more people within walking distance to the Downtown and Main Street, and establishes the “critical mass” of people required to justify implementation of the actions recommended in this Master Plan.

2 : MASTER PLAN ADOPTION AND ORGANIZATION OF NON-PROFIT DEVELOPMENT ORGANIZATION

The County Council must adopt the Master Plan as the controlling document for Downtown development. At the same time, the private sector must select or establish a non-profit development organization to ensure the success of the overall strategy. These two actions will allow for the marketing of the Downtown as a vital center for Los Alamos.

3 : FUND AND BUILD INFRASTRUCTURE - PARK ONCE, PUBLIC RIGHT-OF-WAYS, TRANSPORTATION, PARKS

Create a funded plan for establishing a Park Once district and upgrading of right-of-ways. Encourage connection and development of private right-of-ways and the establishment of a continuous Main Street from Nectar Street to the new Mesa Drive. Develop Mesa Drive and the public park and Amphitheater at the South Rim edge. These investments will provide both a guide and security for private development to follow as well as a commitment to the public for improving quality of life.

4 : ATTRACT REGIONAL SERVING RETAIL AND ENTERTAINMENT RETAIL

Market the idea of Main Street to national and regional retailers. Use Park Once structure as positive element for stricter requirements in placement, size, and architectural expression of any medium-box retailer. Market Main Street as the place for entertainment - movies, restaurants, bookstores. Keep a retail Post Office within the Main Street area. The intensity of activity within the Town Center will attract robust retailers and make a clear “place” for citizens.

5 : DEVELOP HOUSING

Throughout this process, provide housing of all types. Live/work, apartments above retail, courtyard housing, townhouses, and accessory units must be encouraged at all affordability levels. This housing will not only fill a clear need in the community, but will give a 24 hour character to the Downtown, further establishing this district as *the* place to be.

There are many other actions required to complete this Master Plan; possible catalytic projects are described in the Illustrative Development Potential section. As this Plan is brought to fruition, there will be many adjustments and undiscovered opportunities always with the greater goal in mind of creating a special center at the heart of Los Alamos, where citizens can come together as a community.